

Open Space/ Landscaping

Every lot or project parcel in this district shall have a minimum of fifteen (15) percent of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage, and no part of any required open area shall be used for driveways or parking areas. Additionally, landscaping and other performance standards shall adhere to requirements as set forth in Article 7. In addition, the following design considerations shall apply to this district:

- a. Metal buildings are excluded from this district;
- b. Retail/service buildings shall have no neon on their exterior, but non-flashing neon signs may be displayed inside windows provided they occupy no more than fifteen percent (15%) of the window they are displayed.
- c. Commercial uses or mixed commercial/residential uses must be so designed as to maximize compatibility with any adjacent residential uses.

Research First Before Dividing Property!

Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

Site Plan Approval

Site plan review, as provided for in Section 4.04.00 of the Land Development Code, is required for all development proposals in this district.

Santa Rosa County

NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT (EFFECTIVE APRIL 1, 2004)

Research done today, could save you time and money.

The information provided in this brochure is extracted from the Santa Rosa County Land Development Code; however, it is the responsibility of the applicant to contact the Planning and Zoning Division to discuss land use issues when a change is desired. This brochure is only to be used as an overall help tool for the general public.

Santa Rosa County

Community Planning, Zoning and Development Division
6051 Old Bagdad Highway
Phone: 850-981-7075, 939-1259
Fax: 850-983-9874
Email: planning-zoning@co.santa-rosa.fl.us

Note: Land Development Code is subject to change.

Purpose

This District is designated to provide for a limited range of uses in appropriate and easily accessible locations adjacent to residential areas and having access to a limited market area. This District is intended to be situated adjacent to residential areas.

Additionally, this District is intended to provide areas for low intensity commercial uses that primarily offer goods, services and opportunity for office employment nearby to surrounding residential areas. All NC uses must be located adjacent to a collector or arterial roadway unless specifically included in an overall plan of development. Similarly, it is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.

Permitted Uses

In this District a building or premise may be used only for the following purposes:

1. Community facilities limited to public and private not-for-profit clubs, cultural and civic activities, places of worship, and childcare services.
2. Commercial activities limited to:
 - a. Business and professional offices, financial and banking, medical services, and personal services;
 - b. Restricted sales; general or specialized retail centers less than 3,000 square feet in total building area;
 - c. Bed and breakfast establishments;
 - d. Live/work uses for artisans, professionals, and service providers;
 - e. Neighborhood eateries, cafes, and delis less than 1,000 square feet in total building area not including high turnover sit down restaurants or fast food restaurants with drive through windows; and
 - f. Child day care centers.

Permitted Uses (Con't)

3. Second story residential uses are encouraged to be located above shops and/or offices, to the extent that on site parking, or off-site parking shared with other users, can be provided. Residential uses are not permitted on the ground floors of buildings; and
4. Accessory uses or structures to any principle use permitted in the district.
5. Mobile homes are prohibited in this District.

Density

All commercial development proposals are subject to site plan criteria of Section 4.04.00 of the Land Development Code. Impervious cover is limited to a maximum of eighty-five percent (85%) of the property. NOTE: Impervious cover may be reduced further depending on features associated with the property and the proposed use of said property. All mixed commercial and residential development proposals must be developed at a maximum density of eight (8) units per acre.

Lot Size

The minimum width of any lot developed for commercial uses or mixed Commercial and Residential uses shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress and accel./decel. Lanes; however, multiple attached and detached businesses may occupy the same lot.

Yard Restrictions

Front Yard: There shall be a front yard setback for commercial development from Right-of-way of not less than fifty (50) feet for all uses except as provided in Section 2.10.03. of the Land Development Code.

Side Yard: Except as provided in Section 2.10.05 of the Land Development Code, no commercial building or structure shall have a setback less than five (5) feet (excluding bed and breakfast establishments) except in the following situations:

1. On any side of a lot or project parcel which abuts any residential use or zone, a side yard setback of thirty (30) feet shall be provided.
2. On any side of a lot or project parcel which abuts any rights-of-way A side yard set back of twenty-five (25) feet from minor arterials and lesser classified rights-of-way shall be provided. Where the side yard abuts a major arterial, the side setback shall be fifty (50) feet. Additionally, when none of the above situations apply, the minimum side setback for guest houses shall not be less than eight (8) feet.

Rear Yard: There shall be a rear yard setback for all uses having a depth of not less than twenty-five (25) feet, except as provided in Section 2.10.04 of the Land Development Code.